

# PLANNING COMMISSION REPORT



MEETING DATE: May 12, 2004

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**Rancho Reata - 105-ZN-1984#2**

## REQUEST

Request to amend zoning stipulations/site plan to case 105-Z-1984 on a 25 +/- acre parcel located at 26725 N Alma School Parkway (northeast corner of Alma School and Jomax Roads) with Planned Commercial Center, Environmentally Sensitive Lands, Hillside District (PCC ESL HD) zoning.

### Key Items for Consideration:

- The rezoning of this property to the PCC ESL HD District was approved in 1984.
- The applicant desires to develop a mixed-use site and requests site plan flexibility to respond to the market.
- The amended stipulations and land use budget provide new flexibility as well as new restrictions.

### Related Policies, References:

105-Z-84

## OWNER

Cookshack LLC  
602-230-7721

## APPLICANT CONTACT

Shelly McTee  
Biskind, Hunt & Taylor  
602-955-2328

## LOCATION

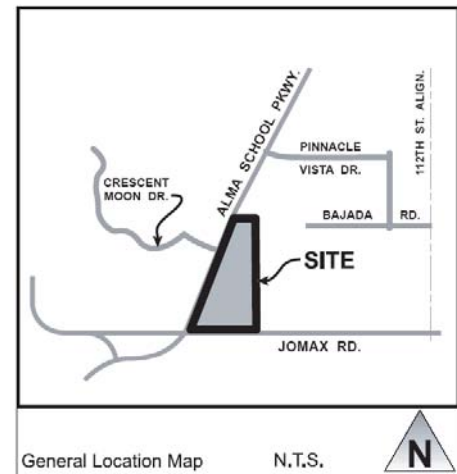
26725 N Alma School Parkway

## BACKGROUND

### Zoning.

When the site was rezoned in 1984, the development was stipulated to conform to a detailed site plan showing 200,000 sq.ft. of commercial area, including a grocery store, specialty retail sales, and professional services. (see Attachment #9)

The purpose of the PCC District is to provide for a larger variety of goods and services than is normally found in a typical neighborhood shopping center. The PCC District is also intended to promote a more economical and efficient use of the land by permitting residential uses to allow a balance of day and nighttime activity. Development is required to be oriented towards courtyards, and residential units are required to be physically integrated with commercial establishments to create a mixed-use development.



**General Plan.**

The General Plan Land Use Element designates the property as Commercial, which includes commercial centers serving the surrounding neighborhood and the community.

**Context.**

This 25-acre property is located at the northeast corner of Alma School Parkway and Jomax Road. The site is heavily vegetated with rolling terrain, and a major wash runs through the property's east side. The property to the north contains mostly open desert with a restaurant (Greasewood Flats), and is zoned Central Business District/Environmentally Sensitive Lands District (C-2/ESL). The property to the west contains the Four Seasons Resort and vacant commercial land, and is also zoned Central Business District/Environmentally Sensitive Lands District (C-2/ESL). The property to the south is a golf course and single-family neighborhood, and is zoned Single Family Residential District (R1-43/ESL). The property to the east is vacant and is zoned Single Family Residential District (R1-190/ESL).

**APPLICANT'S  
PROPOSAL****Goal/Purpose of Request.**

This is a request to amend the original zoning stipulations from the 1984 zoning case. The original stipulations required development of this site to conform to a detailed site plan showing 200,000 sq.ft. of commercial area, including a grocery store, specialty retail sales, and professional services (see Attachment #9).

Rather than relying on major anchors such as a large-scale grocery store and typical supporting uses, the applicant desires to develop a mixed-use site by integrating boutique and residential uses with tourism retail and smaller-scale local community commercial uses. However, the detailed site plan as stipulated in the 1984 zoning case provides little flexibility for adjustment that is needed to respond to these current market conditions.

The applicant has proposed a new Zoning Stipulation Amendment Exhibit (site plan) showing a much more flexible site layout. Instead of showing specific building and parking locations as in the 1984 plan, the new layout shows more general building pad and parking locations. The new layout also shows scenic corridors, and there is a more detailed land use budget applied to various locations on the site.

Also as part of the stipulation amendments, the applicant has proposed additional development standards to help ensure that the proposed development will be compatible with the surrounding areas. With the addition of residential units to the plan, the applicant has reduced the overall commercial area to 168,000 sq.ft. The driveway locations are restricted, specific setbacks have been imposed, and limited building height and floor area reductions have been stipulated for certain locations on the property (see stipulation packet, Attachment #5). Further, the applicant has added a building massing development standard to ensure all buildings have at least three distinct masses to reduce the appearance of large-scale buildings to maintain the existing character of the area.

## IMPACT ANALYSIS

**Land Use/Site Development.**

Changes from the 1984 zoning case stipulations are summarized in the table below:

**Stipulation Comparison Table**

<b>Development Detail</b>	<b>1984 Stipulations</b>	<b>2004 Stipulations</b>
Commercial Floor Area	200,000 sq.ft.	168,000 sq.ft.
Residential Density	None proposed	100 units maximum
Site Plan Exhibit	Shows specific building and parking locations	Shows general building pad and parking locations
Access to Alma School Pkwy.	4 driveways, no restrictions	3 driveways, restricted
Access to Jomax Road	3 driveways, no restrictions	2 driveways, restricted
Alma School Scenic Corridors	No minimum	50' minimum
Jomax Scenic Corridor	No minimum	40' minimum
Alma School Building Setback	Varies per site plan, no minimum	65' minimum for Parcel D
Jomax Road Building Setback	95' per site plan	50' minimum for Parcel A
East Property Line Building Setback	80' per Zoning Ordinance	90' stipulated for Parcel A
Vista Corridor Easement	100' minimum	80' minimum, 100' average
Building Height	36' per Zoning Ordinance	30', 24' on Parcel A
Building Massing	No standards	Massing standards for Parcel D

**Traffic.**

The site is located on the northeast corner of Alma School Parkway and Jomax Road. Both Alma School Parkway and Jomax Road are designated as major collector roadways, consisting of a four lane cross section with a raised landscaped median. Both streets are currently constructed as half streets adjacent to the site, with only one lane provided in each direction.

Access to the site is proposed to be provided from both roadways. The major access points on Alma School Parkway align with planned median openings and driveways on the west side of the street. Access to Jomax Road will need to be located to avoid the major wash. The new site plan and stipulations reduce the number of driveways accessing the public streets, and restricts their locations to minimize vehicular conflicts.

The applicant has submitted a trip generation comparison for the proposed development plan (168,000 s.f. of retail and 100 residential dwelling units) and the previously approved development plan (200,000 s.f. of retail). The trip generation analysis indicates that the proposed development plan is anticipated to generate 10,554 trips per day with 292 trips during the a.m. peak hour and 989 trips during the p.m. peak hour. This represents a slight decrease from the previous plan, which was anticipated to generate 10,656 daily trips with 236 trips in the a.m. peak hour and 990 trips in the p.m. peak hour. The increase in

a.m. peak hour trips is due to the addition of the residential land use.

**Water/Sewer.**

Amending the stipulations as proposed will have no impact on water and sewer services. It is the developer's responsibility to extend water and sewer service to serve this development.

**Police/Fire.**

Amending the stipulations as proposed will have no impact on police or fire services. The nearest fire station is located approximately ½ mile to the north (at 27777 N. Alma School Road; Station 818).

**Open space, scenic corridors.**

The amended stipulations define minimum standards for scenic corridors, vista corridors, and building setbacks, which are generally larger than stipulated in 1984.

**Community Involvement.**

The applicant held an open house and the surrounding property owners within 750 feet have been notified. Two comment cards from the open house request building height and size limitations for Parcel A (see Citizen Involvement Attachment #7). The property owner of the resort to the west has expressed concerns regarding the lack of detail provided with the new site plan (Zoning Stipulation Amendment Exhibit). In response to those concerns, the applicant has agreed to development restrictions outlined in the stipulations and summarized above. Other interest from the public were general inquires.

**Community Impact.**

The amended stipulations and land use budget provide new flexibility to respond to the market and create a mixed-use development. The additional development standards help ensure that the proposed development will be compatible with the surrounding areas.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval of the attached amended stipulations.


RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT(S)

Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

**APPROVED BY**

  
\_\_\_\_\_  
Tim Curtis  
Report Author

  
\_\_\_\_\_  
Kurt Jones, AICP  
Current Planning Director

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Previously Approved Site Plan (Highland Village, 1984)
10. Proposed Site Plan (Zoning Stipulation Amendment Exhibit)

# **PROJECT NARRATIVE**

## **OVERVIEW**

Rancho Reata is an approximately twenty five (25) net acre (after three acre dedication for rights-of-way) mixed-use development to be located at the northeast corner of Alma School and Jomax Roads (the “Property”) in the northern portion of the City of Scottsdale (“Scottsdale”). The Property, formerly known as the “Cookshack” parcel, was zoned in 1984 to Planned Community Center, Hillside District (now referred to as “PCC ESL”). The zoning was accomplished prior to the development of surrounding master planned communities, the passage of the preserve initiative, and general plan amendments to the Rio Verde Planning Area. These changes over the years have limited the traditional absorption of commercial and retail uses on the few remaining commercially zoned properties, such as Rancho Reata, in the Pinnacle Peak area of Scottsdale.

The zoning stipulation amendment exhibit included with this request, sets forth the criteria for the Property, as required by the PCC zoning district. The owner of any portion of the Property is required to obtain Development Review Board approval of specific site plans, landscape plans, and elevations prior to any buildings being constructed on the Property.

This zoning stipulation amendment will allow sufficient planning and development flexibility to respond to market conditions. The zoning stipulation amendment includes additional restrictions relative to setbacks, the scenic corridor, massing of buildings, and building height, as well as a reduction in the overall commercial square footage of Rancho Reata.

## **REQUEST**

This request is to amend stipulations approved in 1984 in order to develop the Property under current development conditions. Rancho Reata will adapt to current planning trends by integrating boutique and residential uses with resort and tourism retail. Additionally, smaller scale local community commercial uses will be utilized rather than relying on major anchors such as a large-scale grocery store and typical supporting uses.

## CONTEXT

The Property is surrounded by resort, master planned communities and residential land uses. The area surrounding the Property includes a mix of zoning categories (PCC, C-2, R1-18, R1-35, R1-43, R1-190 and OS) and land use designations (commercial, suburban neighborhood and rural neighborhood). The development in the area includes the master planned communities of Estancia, Troon Village and Desert Highlands. Additionally, commercial and retail uses are in close proximity to the Property.

## GENERAL PLAN DESIGNATION

In the City of Scottsdale 2001 General Plan, which was approved by the City Council in October 2001 and ratified by the voters in March 2002 (the “General Plan”) the Property has a land use designated of “Commercial”. The development plan is in conformance with the General Plan land use designation.

## ZONING DISTRICT

The PCC zoning district has the following stated purpose in the City Zoning Ordinance:

The purpose of the planned community center district is to provide for a larger variety of goods than is normally found in a typical neighborhood shopping center. It is further intended to provide for a group of shoppers’ goods, personal, professional, repair, business and financial services. It is also intended to promote a more economical and efficient use of the land by permitting residential uses to allow a balance of day and nighttime activity.

The PCC zoning district promotes development with a mixture of uses, including retail, office and residential, to allow for development of a “live, work and play” environment. Additionally, the PCC zoning district encourages flexibility in the design and planning of the development.

## DEVELOPMENT PLAN

As set forth above, the PCC ESL zoning district allows for a unique mix of commercial, retail, and residential uses. The zoning allows a maximum floor area ratio of eighteen percent (18%) of the gross lot area, which equates to a maximum of 200,000 square feet of buildable space with a maximum building height of thirty feet (30') and a maximum of one hundred and four (104) residential units. The development plan reflects a reduction in the overall intensity of uses to provide for a maximum of 168,000 square feet of commercial and office uses.

## THEMATIC CHARACTER

The thematic character and architectural style for Rancho Reata will compliment Scottsdale's historic western heritage by showcasing southwestern building themes utilizing a combination of pueblo, territorial and western ranch architectural features and materials. In addition, Rancho Reata will incorporate a village planning pattern designed to depict structures built over time with the various complementary styles and materials blended together. All structures will be integrated by the use of architectural elements, landscape, and pedestrian and vehicular circulation.

Strong focal points at vehicular entries off of Jomax and Alma School Roads will provide excellent local service access to the commercial uses. Additionally, there may be pedestrian and equestrian access to pathways along the Reata Wash. Residential uses will be an integral part of Rancho Reata and compatible with the surrounding residential and resort communities. The proposed villas and casitas will utilize the same architectural theme as the commercial uses. The intent is to integrate the villas and casitas into the overall plan for Rancho Reata and to leave the Reata Wash that traverses the Property in its natural state. In addition, residential uses may be incorporated into the space and design of the retail uses such as "gallery villas" and "casitas office homes".

## ORIENTATION OF BUILDINGS

Rancho Reata has been planned with this purpose in mind. Specifically, the development will promote a mixture of uses, including retail, office and



residential, to allow for development of a “live, work and play” environment. In order to accomplish this goal and in keeping with the requirements of the PCC zoning district, the same architectural theme will be utilized throughout the project. Additionally, emphasis will be placed on open space elements and at the time of final design, the use of courtyards will be incorporated into the building design. This can be expressed by the use of architectural design features, such as trellises, canopies, and pedestrian walkways connecting various elements of the project.

### RESIDENTIAL COMPONENT

Another unique aspect of the PCC zoning districts is the ability to integrate residential uses within and throughout commercial and retail development. This integration of residential uses can be accomplished either vertically or horizontally throughout a development. The concept for Rancho Reata is to integrate the residential uses throughout the site, including incorporating residential uses into the space and design of the retail uses such as “gallery villas” and “casitas office homes”. The intent is to also have residential uses such as townhomes or condominiums on the northern portion of the site. All of the buildings, including the residential buildings, will be designed with common architectural elements and a common landscape theme. Additionally, the pedestrian and vehicular circulation design will be such to provide connectivity to all parcels within the site.

### SUMMARY

The development of Rancho Reata complies with the commercial land use designation of the General Plan. Additionally, Rancho Reata fulfills the “live, work and play” purpose of the Planned Community Center zoning designation with its mix of uses and proximity to surrounding development. Rancho Reata will provide Scottsdale with a unique development, on a historically located property, while showcasing the area’s western heritage and tourist destinations.

LAW OFFICES  
**BISKIND, HUNT & TAYLOR, P.L.C.**

SHELLY McTEE, ESQ.  
DIRECT: 602/955-2328  
E-MAIL: SHELLYM@BISKINDLAW.COM

**M E M O R A N D U M**

**VIA E-MAIL**

TO: Tim Curtis, City of Scottsdale

FROM: Shelly McTee, Esq.

DATE: May 3, 2004

SUBJECT: *Cookshack 25, LLC ("Cookshack"), Rancho Reata  
Case #105-ZN-1984 #2*

As we have advised you, we have been working with the surrounding property owners relative to the pending zoning stipulation amendment for Rancho Reata. In addition to the open house held on April 8, 2004, we have spoken with and met with several property owners individually, including representatives of the Four Seasons Resort. Based on comments and concerns expressed by some of the homeowners to the south and the Four Seasons to the west, Cookshack, the owner of Rancho Reata, has committed to certain development constraints. Specifically, Cookshack has committed to incorporating the following development constraints on Parcels A and D:

**PARCEL A ONLY**

- Limit height to twenty four feet (24')
- Increase minimum building setback along Jomax Road to fifty feet (50')
- Increase minimum building setback along eastern property line to ninety feet (90')

**PARCEL D ONLY**

- Specify that development is subject to a minimum fifty foot (50') landscape setback with a four foot (4') screen wall from Alma School Parkway right-of-way
- Specify that development is subject to a minimum sixty-five foot (65') building setback, exclusive of patio areas, from Alma School Parkway right-of-way
- Limit the maximum square footage of any one structure to the maximum square footage of the largest time share building at the Four Seasons, which we understand is 18,000 square feet

- Add the following stipulation relative to massing:

Massing is the arrangement of three-dimensional solid building elements that form the exterior for the building. The reduction of otherwise large improvements into multiple masses adds shadow and texture to the hillside as well as reducing the overall scale of the building. The design of each elevation of each improvement must consist of at least three distinct building masses. These masses must be distinguishable from one another by horizontal and vertical offsets of a minimum of two feet.

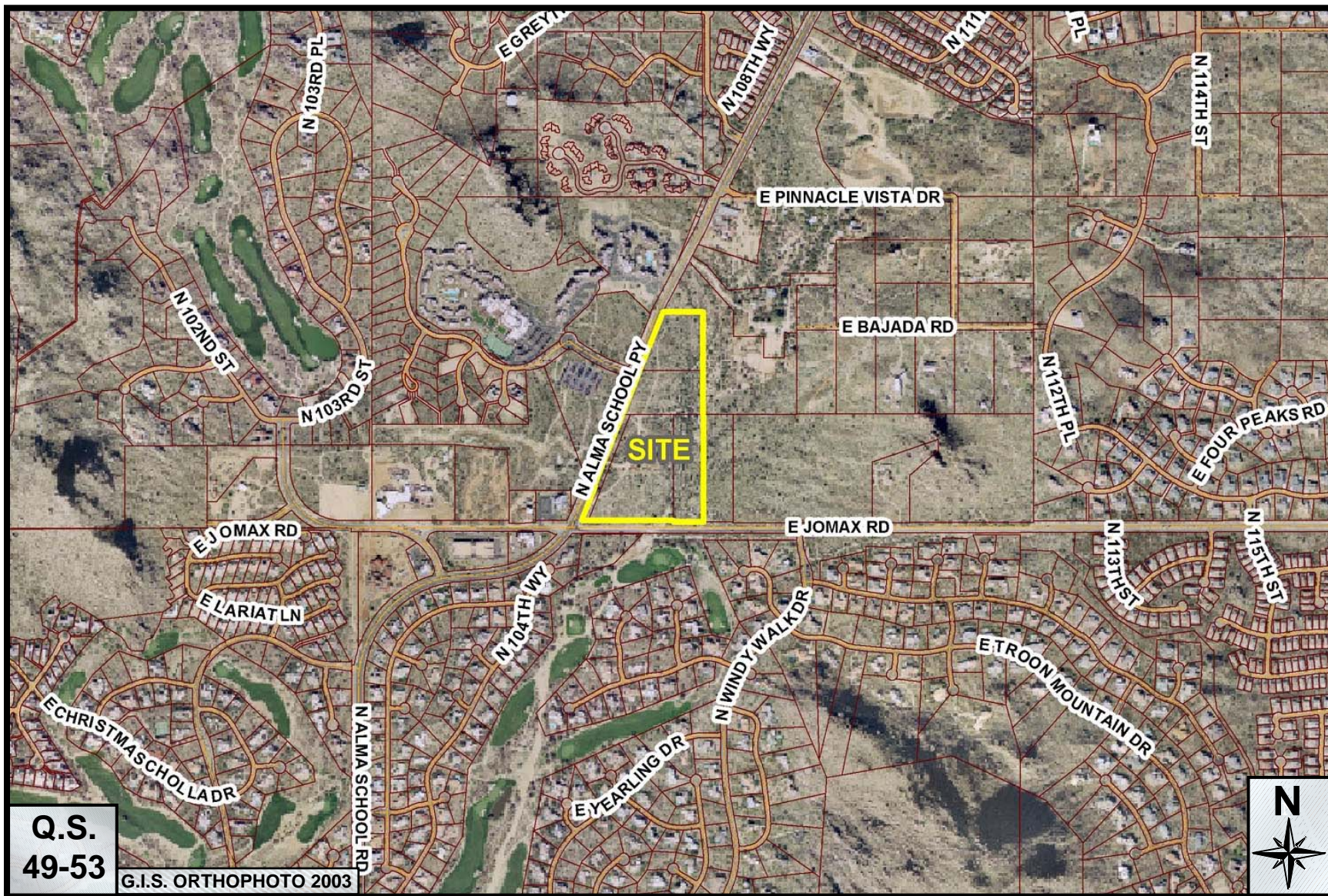
Massing designs should draw upon the Southwest-style traditions of simple, geometric compositions that emphasize the horizontal nature of the desert and create dramatic play of lights and shadow against buildings. To increase the textural quality for the masses, varied building projections and deep recesses should be used to create another layer of varied light, such as trellises, arbors and/or deep set windows and doors.

As set forth above, Cookshack has worked diligently to address any real concerns expressed by the surrounding property owners. The development constraints set forth above have been committed to by Cookshack and will be incorporated into the final development plans for Rancho Reata.

Should you have any questions or need any additional information regarding the foregoing, please do not hesitate to give us a call.

cc (via facsimile):     Randy Grant, City of Scottsdale  
                                 Scott Kusy, Cookshack 25, LLC





Q.S.  
49-53

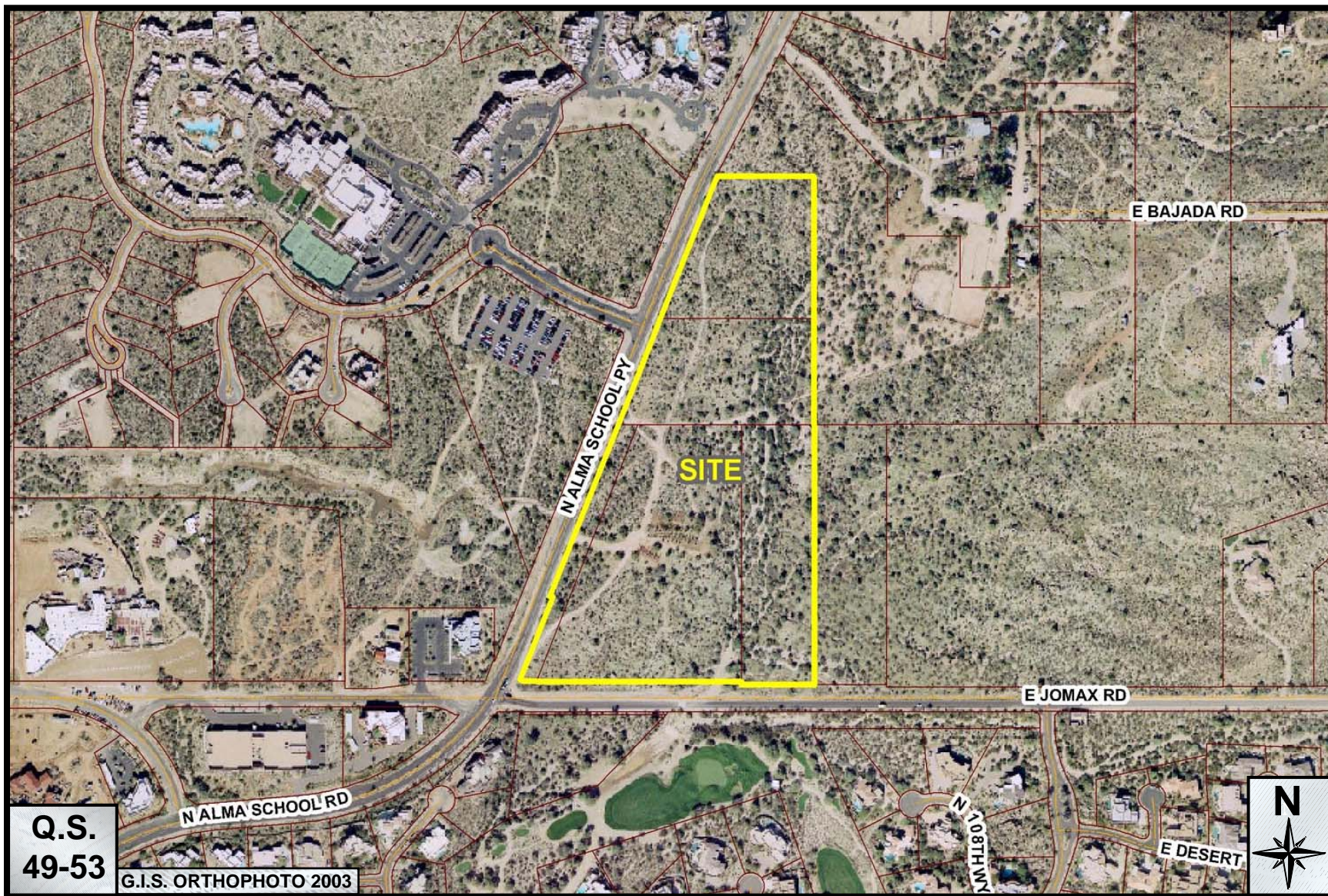
G.I.S. ORTHOPHOTO 2003

Rancho Reata

105-ZN-1984#2

ATTACHMENT #2





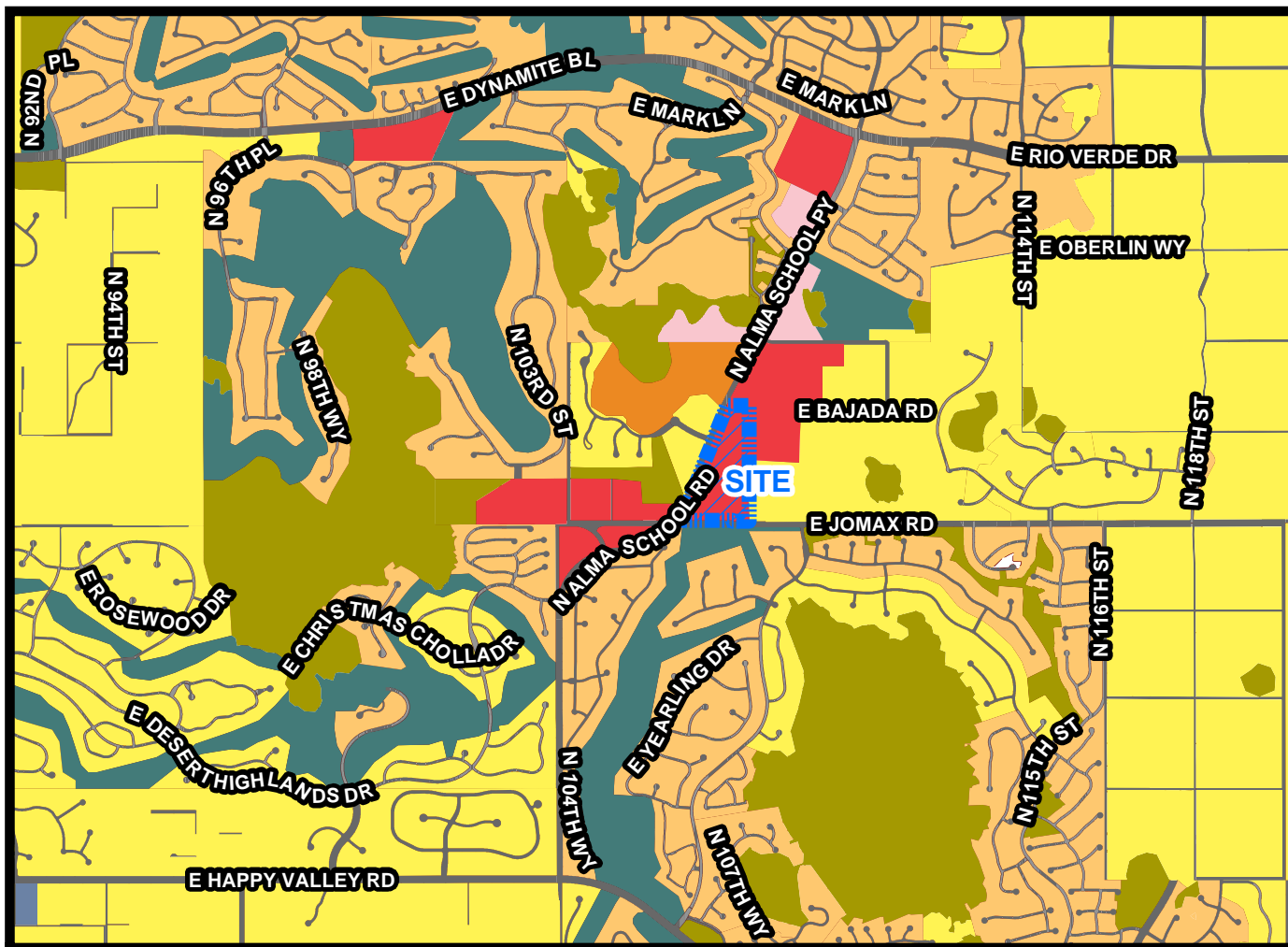
Rancho Reata

105-ZN-1984#2

ATTACHMENT #2A



# General Plan



## Legend

### Landuse

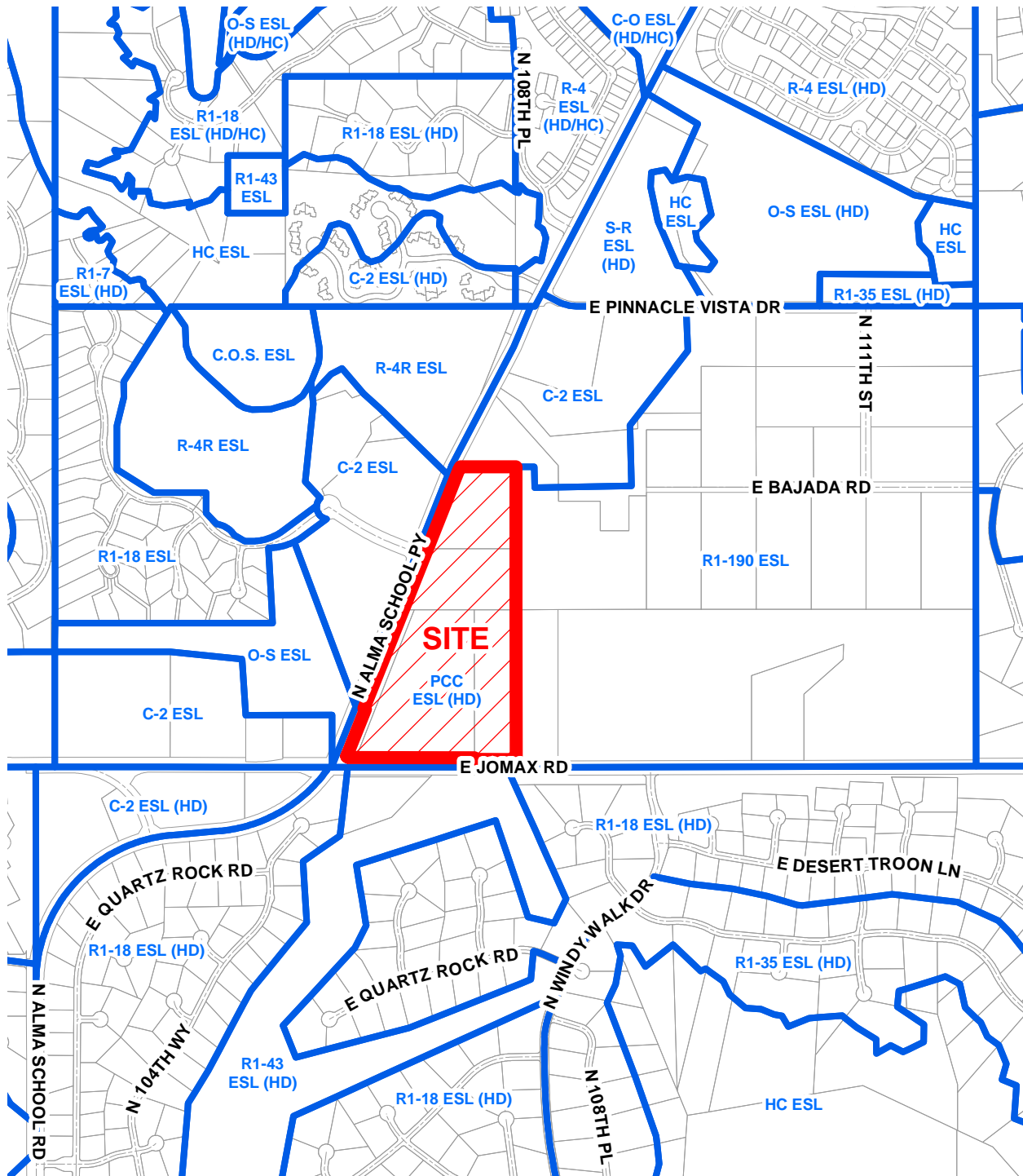
	Streets
	Commercial
	Cultural/Institutional or Pubic U
	Cultural/Institutional or Public
	Developed Open Space
	Employment

	Mixed-Use Neighborhoods
	Natural Open Space
	Office
	Resorts/Tourism
	Rural Neighborhoods
	Suburban Neighborhoods
	Urban Neighborhoods



105-ZN-1984#2  
ATTACHMENT #3

Amend zoning stipulations/site plan to case 105-Z-1984 with Planned Commercial Center, Environmentally Sensitive Lands, Hillside District (PCC ESL HD) zoning.



# 105-ZN-1984#2

ATTACHMENT #4

## STIPULATIONS FOR CASE ~~105-Z-84~~ 105-ZN-1984#2

### PLANNING/ DEVELOPMENT

1. ~~Development shall be in substantial conformance with the plan submitted as part of the application.~~

**CONFORMANCE TO SITE PLAN. DEVELOPMENT SHALL CONFORM TO THE ZONING STIPULATION AMENDMENT EXHIBIT SUBMITTED BY THE APPLICANT'S PLANNING TEAM AND DATED APRIL 30, 2004. THESE STIPULATIONS, THE ZONING ORDINANCE REQUIREMENTS, CORRECTIONS OF MINOR ERRORS, AND MORE DETAILED DEVELOPMENT REVIEW BOARD STIPULATIONS TAKE PRECEDENCE OVER THE ABOVE-REFERENCED SITE PLAN. ANY PROPOSED SIGNIFICANT CHANGE, AS DETERMINED BY THE ZONING ADMINISTRATOR, SHALL BE SUBJECT TO SUBSEQUENT PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL.**

2. **MAXIMUM DWELLING UNITS/DENSITY, MAXIMUM INTENSITY. MAXIMUM DWELLING UNITS/DENSITY AND MAXIMUM INTENSITY SHALL BE AS INDICATED ON THE APPROVED ZONING STIPULATION AMENDMENT EXHIBIT, AS DOCUMENTED IN THE LAND USE BUDGET TABLE BELOW, AND AS STIPULATED BELOW.**

**LAND USE BUDGET TABLE:**

PARCEL/ PHASE	DWELLING UNITS	TOTAL FLOOR AREA (SQ. FT.)
A	--	10-15,000
B	10 – 20	--
C	40 – 80	--
D	40 – 80	24-32,000
PAD 1	--	10-15,000
PAD 2	--	6-8,000
PAD 3	--	6-8,000
PAD 4	--	6-8,000
PAD 5	--	6-8,000
PAD 6	--	6-8,000
PAD 7	--	6-8,000
PAD 8	--	15-20,000
PAD 9	--	40-50,000
MAXIMUM TOTAL	100	168,000

- A. **THE MAXIMUM SQUARE FOOTAGE OF ANY ONE STRUCTURE ON PARCEL D SHALL BE LIMITED TO 18,000 SQUARE FEET.**
- B. **ANY REDISTRIBUTION OF DWELLING UNITS IS SUBJECT TO THE MAXIMUM DENSITY IN THE LAND USE BUDGET TABLE AND SUBJECT TO ZONING ADMINISTRATOR APPROVAL. ANY REDISTRIBUTION REQUEST SHALL BE SUBMITTED BY THE DEVELOPER WITH THE DEVELOPMENT REVIEW BOARD APPLICATION AND SHALL INCLUDE A REVISED MASTER DEVELOPMENT PLAN**



**AND A REVISED LAND USE BUDGET TABLE INDICATING THE PARCELS WITH THE CORRESPONDING REDUCTIONS AND INCREASES.**

3. **BUILDING HEIGHT LIMITATIONS. NO BUILDING ON THE SITE SHALL EXCEED THIRTY (30) FEET IN HEIGHT, AND TWENTY FOUR (24) FEET IN HEIGHT ON PARCEL A, MEASURED FROM NATURAL GRADE.**
4. **SETBACKS, SCENIC CORRIDORS. SETBACKS AND SCENIC CORRIDOR WIDTHS SHALL COMPLY WITH THE FOLLOWING STANDARDS:**
  - A. **THE SCENIC CORRIDOR WIDTH ALONG ALMA SCHOOL PARKWAY SHALL BE A MINIMUM OF FIFTY (50) FEET, MEASURED FROM THE OUTSIDE EDGE OF THE STREET RIGHT-OF-WAY.**
  - B. **THE SCENIC CORRIDOR WIDTH ALONG JOMAX ROAD SHALL BE A MINIMUM OF FIFTY (40) FEET, MEASURED FROM THE OUTSIDE EDGE OF THE STREET RIGHT-OF-WAY.**
  - C. **UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT REVIEW BOARD, THE SCENIC CORRIDORS SHALL BE LEFT IN A NATURAL CONDITION OR REVEGETATE TO A NATURAL CONDITION AS NECESSARY.**
  - D. **THE MINIMUM BUILDING SETBACK ALONG JOMAX ROAD FOR PARCEL A SHALL BE FIFTY (50) FEET.**
  - E. **THE MINIMUM BUILDING SETBACK ALONG THE EASTERN PROPERTY LINE FOR PARCEL A SHALL BE NINETY (90) FEET.**
  - F. **THE MINIMUM BUILDING SETBACK ALONG ALMA SCHOOL PARKWAY FOR PARCEL D SHALL BE SIXTY FIVE (65) FEET.**
- ~~2. No building permits shall be issued prior to the installation of an approved and operational water system with an approved fire protection system in place and operable to serve the location for which a building permit is issued.~~
- ~~3.~~ 5. The applicant understands and acknowledges that he is responsible for the construction and dedication of all water and sewer facilities necessary to serve his development.
- ~~4. The applicant understands and agrees that the granting of zoning does not and shall not commit the City to the extension, construction or development of either water or sewer facilities (including but not limited to reservoirs, lines, mains, boosters and storage facilities) to, on, or near the applicant's development. The City Capital Improvement Plan projects substantial water production and transmission facilities to serve the subject property.~~
- ~~5.~~ 6. The applicant understands that construction water and sewer facilities as provided herein shall not be in lieu of any water development fee, sewer development fee, or development tax which is applicable at the time building permits are granted.
- ~~6.~~ 7. The major wash shall have **AN EIGHTY (80) FOOT MINIMUM AND a ONE HUNDRED (100) foot minimum AVERAGE** Vista Corridor Scenic easement concurrent with any other easements.
- ~~7.~~ 8. All saguaro, hedgehog and barrel cacti necessarily uprooted for road building or similar construction shall be stockpiled during construction and shall be replanted in landscaped areas or donated for public use in accordance with state statute and permit procedure.

**NATIVE PLANT PRESERVATION. THE OWNER SHALL SECURE A NATIVE PLANT PERMIT AS DEFINED IN THE SCOTTSDALE REVISED CODE FOR EACH PARCEL. CITY STAFF WILL WORK WITH THE OWNER TO DESIGNATE THE EXTENT OF THE SURVEY REQUIRED WITHIN LARGE AREAS OF PROPOSED UNDISTURBED OPEN SPACE. WHERE EXCESS PLANT MATERIAL IS ANTICIPATED, THOSE PLANTS SHALL BE**

**OFFERED TO THE PUBLIC AT NO COST TO THE OWNER IN ACCORDANCE WITH  
STATE LAW AND PERMIT PROCEDURE OR MAY BE OFFERED FOR SALE.**

- ~~8. 9. Where water and sewer lines shall be installed in advance of the preparation of detailed street improvement plans, the applicant shall prepare for the approval of the City a detailed Master Plan of these streets giving precise vertical and horizontal alignments. This will be required prior to the preparation of any water or sewer plans. The street alignment for these streets shall be staked by the developer and inspected on-site by the City to ensure minimal environmental and hydrological impact.~~

**TIMING, WATER AND SEWER. IF WATER AND SEWER LINES ARE INSTALLED IN  
ADVANCE OF THE PREPARATION OF DETAILED STREET IMPROVEMENT PLANS, THEY  
SHALL BE INSTALLED AT THE DEVELOPER'S RISK.**

- ~~9. 10. The design and construction of buildings, structures, and paving within and along the Vista Corridor wash shall be given special consideration by the Development Review Board to assure minimal disruption to the native desert and to assure a harmonious relationship between the wash and buildings.~~
- ~~10. 11. A detailed drainage report shall be submitted and approved prior to Development Review application. Said report shall identify drainage conditions without considering the earthen dam upstream. Should the dam remain, the applicant shall be responsible for a proportionate share of the cost of maintenance, unless other provisions have been made for said maintenance.~~

**CONCEPTUAL DRAINAGE REPORT. WITH THE DEVELOPMENT REVIEW BOARD  
SUBMITTAL, THE DEVELOPER SHALL SUBMIT A CONCEPTUAL DRAINAGE REPORT  
AND PLAN SUBJECT TO CITY STAFF APPROVAL. THE CONCEPTUAL REPORT AND  
PLAN SHALL CONFORM TO THE DESIGN STANDARDS AND POLICIES MANUAL -  
DRAINAGE REPORT PREPARATION.**

- ~~11. 12. Street right-of-way dedications and roadway improvements shall be according to the following:~~

	<u>Right-of-Way</u>	<u>Cross-Section</u>
Jomax Road	<del>45' (half-street)</del>	30.5' (half-width)
Alma School Parkway	<del>45' (half-street)</del>	30.5' (half-width)

~~The 30.5 half-street improvements for Jomax Road shall consist of a 4.5' half median and a 26' full-width hillside local collector. Ultimately, the improvements will consist of two parallel 26' sections operating as a four-lane divided roadway.~~ **THE HALF STREET IMPROVEMENTS SHALL BE CONSISTENT WITH THE EXISTING IMPROVEMENTS AND THE ESLO MAJOR COLLECTOR STREET CLASSIFICATION FOR BOTH ALMA SCHOOL PARKWAY AND JOMAX ROAD.**

- ~~12. Street dedications shall be made within 6 months of the date of City Council approval.~~

- 13. BUILDING MASSING (PARCEL D). THE DESIGN OF EACH BUILDING ELEVATION ON  
PARCEL D SHALL CONSIST OF A LEAST THREE (3) DISTINCT BUILDING MASSES,  
WHICH SHALL HAVE HORIZONTAL AND VERTICAL OFFSETS OF A MINIMUM OF TWO (2)  
FEET TO DISTINGUISH ONE MASS FROM ANOTHER.**

- 14. PHASING. DETAILED SITE PLANS THAT ARE SUBMITTED FOR DEVELOPMENT REVIEW  
BOARD APPROVAL SHALL CLEARLY DEFINE THE LIMITS OF CONSTRUCTION OF ALL**

**IMPROVEMENTS NECESSARY TO SERVE THE PROPOSED BUILDINGS.**

- 15. ACCESS RESTRICTIONS. BEFORE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE SITE, THE APPLICANT SHALL CONSTRUCT THE FOLLOWING ACCESS TO THE SITE. ACCESS TO THE SITE SHALL CONFORM TO THE FOLLOWING RESTRICTIONS (DISTANCES MEASURED TO THE DRIVEWAY OR STREET CENTERLINES):**
  - A. ALMA SCHOOL PARKWAY – MEDIAN BREAKS SHALL BE LOCATED WITH A MINIMUM 660 FOOT SPACING, ALIGNED WITH PLANNED MEDIAN BREAK ACCESS POINTS FOR THE WEST SIDE OF THE ROADWAY. RIGHT-IN, RIGHT-OUT ONLY DRIVEWAYS SHALL BE LOCATED WITH A MINIMUM OF 330 FEET SPACING. THE DEVELOPER SHALL DEDICATE A ONE-FOOT WIDE VEHICULAR NON-ACCESS EASEMENT ON THIS STREET EXCEPT AT THE APPROVED DRIVEWAY LOCATIONS.**
  - B. JOMAX ROAD - MEDIAN BREAKS SHALL BE LOCATED WITH APPROXIMATELY 660 FOOT SPACING UNLESS OTHERWISE APPROVED BY THE TRANSPORTATION DEPARTMENT. RIGHT-IN, RIGHT-OUT ONLY DRIVEWAYS SHALL BE LOCATED WITH A MINIMUM 330 FOOT SPACING. THE DEVELOPER SHALL DEDICATE A ONE-FOOT WIDE VEHICULAR NON-ACCESS EASEMENT ON THIS STREET EXCEPT AT THE APPROVED DRIVEWAY LOCATIONS.**
- 16. MEDIAN RECONSTRUCTION. BEFORE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE SITE, THE DEVELOPER SHALL RECONSTRUCT THE EXISTING MEDIANS ON ALMA SCHOOL PARKWAY AND JOMAX ROAD AS NECESSARY TO PROVIDE LEFT-TURN ACCESS INTO AND OUT OF THE SITE, TO THE SATISFACTION OF CITY STAFF.**
- 17. AUXILIARY LANE CONSTRUCTION. BEFORE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE SITE, THE DEVELOPER SHALL CONSTRUCT RIGHT-TURN DECELERATION LANES AT ALL SITE ENTRANCES ON ALMA SCHOOL PARKWAY AND JOMAX ROAD, IN CONFORMANCE WITH THE DESIGN STANDARDS AND POLICIES MANUAL.**
- 18. PEDESTRIAN CIRCULATION PLAN. WITH THE FIRST PHASE DEVELOPMENT REVIEW BOARD SUBMITTAL, THE DEVELOPER SHALL SUBMIT A PEDESTRIAN CIRCULATION PLAN FOR THE SITE, WHICH SHALL BE SUBJECT TO CITY STAFF APPROVAL. THIS PLAN SHALL INDICATE THE LOCATION AND WIDTH OF ALL SIDEWALKS AND PEDESTRIAN PATHWAYS.**

## **ADDITIONAL INFORMATION FOR CASE 105-ZN-1984#2**

### **PLANNING/DEVELOPMENT**

1. **DENSITY/INTENSITY CONTINGENCIES.** The approved density/intensity for each parcel/pad may be decreased due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed density/intensity on any or all parcels/pads.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. Building setbacks and massing,
  - b. Innovative site design with buildings oriented toward pedestrian courtyards,
  - c. Dwelling units physically integrated with commercial establishments,
  - d. Pedestrian circulation,
  - e. Treatment of washes and wash crossings,
  - f. Wall design,
  - g. The type, height, design, location, and intensity of proposed lighting on the site to ensure that it is compatible with the adjacent uses,
  - h. Scenic corridors,
  - i. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
  - j. Alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
  - k. Walls adjacent to Vista Corridors and NAOS tracts and corridors,
  - l. Signage.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

## ENVIRONMENTAL DESIGN

1. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a 100 year peak flow rate estimated between 250 cfs and 749 cfs shall be subject to Development Review Board approval.
2. VISTA CORRIDOR WATERCOURSES. All watercourses with a 100 year peak flow rate of 750 cfs or greater shall be designated as Vista Corridors.
3. VISTA CORRIDOR EASEMENTS. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the easement shall be a minimum eighty (80) and an average of one hundred (100) feet. Each Vista Corridor easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses. At the time of the Development Review Board submittal, the developer shall stake the boundaries of the Vista Corridor easement as determined by city staff. All Vista Corridors shall be left in a natural state. The final plat or site plan shall show and dedicate all Vista Corridor easements.
4. VISTA CORRIDOR EASEMENTS-DISTURBED AREAS. If areas within any Vista Corridor are disturbed by development, before final site inspection, the developer shall reconstruct those areas to the satisfaction of city staff.
5. VISTA CORRIDOR EASEMENTS-ADJACENT WALLS. Solid walls adjacent to Vista Corridor easements shall comply with the following standards:
  - a. Walls shall not be constructed within the Vista Corridor easement.
  - b. Walls shall be located only within any approved construction envelopes.
  - c. Solid, opaque walls higher than three (3) feet shall be set back four (4) feet from the Vista Corridor easement for each one (1) foot of solid, opaque wall height above three (3) feet. No wall shall exceed six (6) feet in height.
6. NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION. With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form.
7. NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE. With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
8. NATURAL AREA OPEN SPACE-STAKING. Before issuance of any building permit for the site, the developer shall survey all NAOS boundaries and stake all boundaries between NAOS areas and development, in conformance with the approved grading plan. Such surveying and staking shall be subject to inspection and approval prior to construction in each development phase.
9. NATURAL AREA OPEN SPACE-PROTECTION DURING CONSTRUCTION. Before any construction on a lot, the developer shall protect the NAOS on and adjacent to the lot to the satisfaction of city staff, so that access to the construction is within the construction envelope or designated driveway.
10. NATURAL AREA OPEN SPACE-REVEGETATION. Before final site inspection, the developer shall revegetate NAOS in conformance with the Scottsdale Zoning Ordinance, to the satisfaction of city staff.

11. **BOULDERS AND BEDROCK OUTCROPS.** With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops.
12. **HEIGHT OF NON-INDIGENOUS PLANT MATERIAL.** Non-indigenous plant material which has the potential to reach a mature height greater than 20 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
13. **NON-PROTECTED NATIVE PLANTS.** Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
14. **LOCATION OF INTERNAL STREETS AND DRIVEWAYS.** Before the Development Review Board submittal, the developer shall stake the alignments for all internal streets and driveways subject to inspection by city staff to confirm that the proposed alignments result in the least environmental and hydrological impact. The Zoning Administrator may approve the use of rectified aerial photographs in lieu of on-site staking.

## WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. **Water line and water related facilities shall conform to the city Water System Master Plan.**
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

## WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. **Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.**
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

#### OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.

5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
    - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
    - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
    - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
    - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

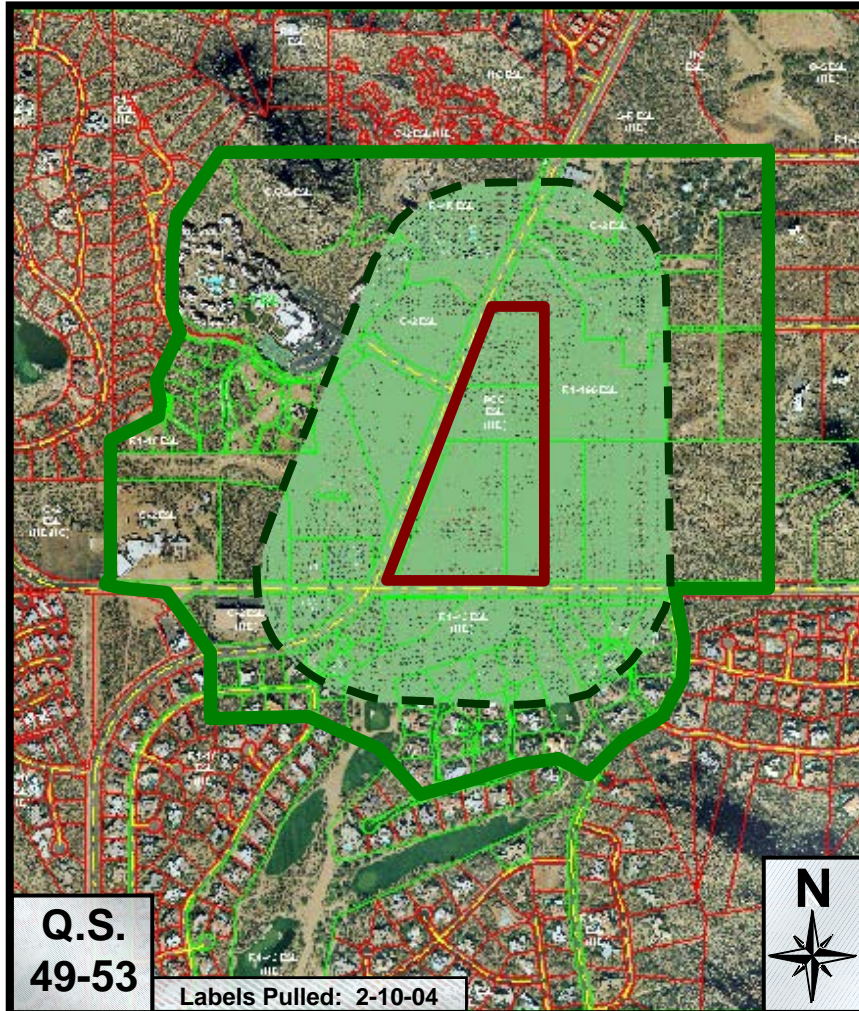


**Rancho Reata  
105-ZN-1984#2**

Attachment #7. Citizen Involvement Report

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

# City Notifications – Mailing List Selection Map



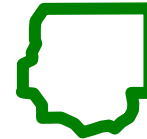
## Map Legend:



Site Boundary



Properties within 750-feet



Extended Selection  
(Additional properties notified)

## Additional Notifications:

- Interested Parties List
- Adjacent HOAs:  
Desert Property Owners Association, Troon Fairways, Troon Village, Windy Walk Association

Rancho Reata

**105-ZN-1984#2**

ATTACHMENT #8



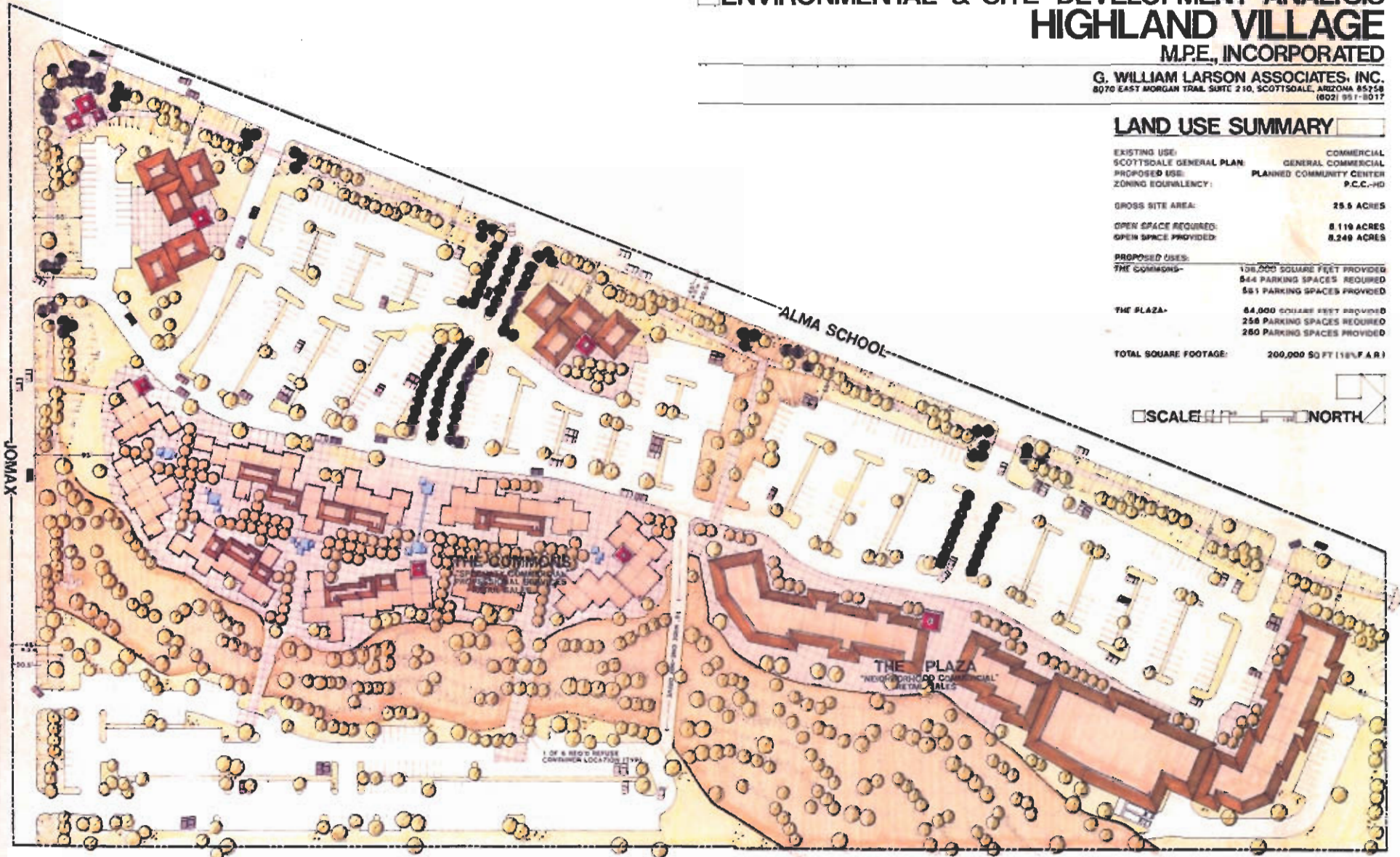
# ENVIRONMENTAL & SITE DEVELOPMENT ANALYSIS HIGHLAND VILLAGE M.P.E., INCORPORATED

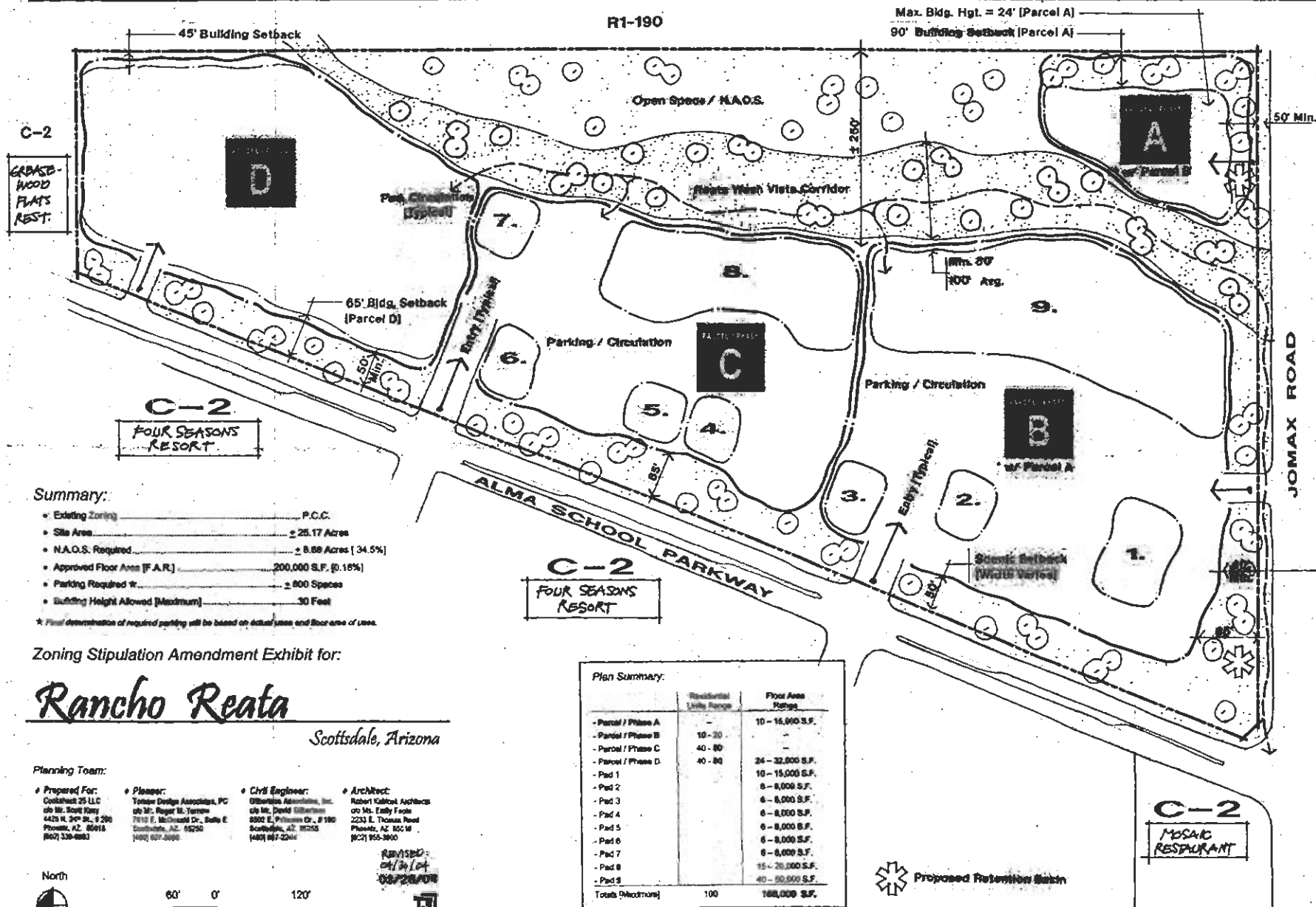
G. WILLIAM LARSON ASSOCIATES, INC.  
8070 EAST MORGAN TRAIL SUITE 210, SCOTTSDALE, ARIZONA 85258  
(602) 951-8017

## LAND USE SUMMARY

EXISTING USE:	COMMERCIAL
SCOTTSDALE GENERAL PLAN:	GENERAL COMMERCIAL
PROPOSED USE:	PLANNED COMMUNITY CENTER
ZONING EQUIVALENCY:	P.C.C.-HD
GROSS SITE AREA:	25.5 ACRES
OPEN SPACE REQUIRED:	8.119 ACRES
OPEN SPACE PROVIDED:	8.249 ACRES
PROPOSED USES:	
THE COMMONS-	136,000 SQUARE FEET PROVIDED 544 PARKING SPACES REQUIRED 521 PARKING SPACES PROVIDED
THE PLAZA-	64,000 SQUARE FEET PROVIDED 256 PARKING SPACES REQUIRED 280 PARKING SPACES PROVIDED
TOTAL SQUARE FOOTAGE:	200,000 SQ FT (181,500 SQ FT)

SCALE 1" = 100' NORTH





# ZONING STIPULATION AMENDMENT EXHIBIT